



£3,750 PCM

- Beautifully designed and Presented Apartment • Split Level Accommodation • 3 Double Bedrooms • Main Bathroom and Ensuite • Fantastic Private Roof Terrace • Stunning Views • Top Floors • Short Walk to Nine Elms Tube • Furnished • Available Immediately

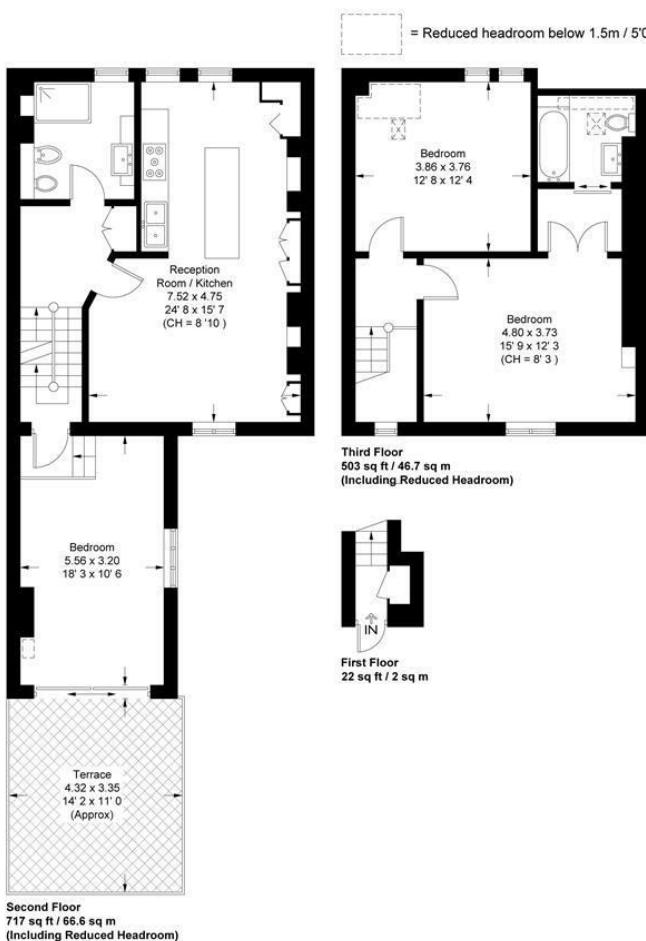
Stunning two bedroom split level first floor conversion apartment with private roof terrace conveniently situated just a few minutes walk from Nine Elms Tube.

The property layout is beautifully designed offering 1,126 sq ft accommodation spread out over 2 floors. Comprises bright reception room with space for dining or office, the reception shares its area with the superbly appointed kitchen which has ample worktop space, gas hob, electric oven and integrated fridge freezer. The bathroom is fully tiled with a modern finish and a three piece bathroom suite, including a shower over the bath and heated towel rail. There are 3 well proportioned and spacious double bedrooms, the main being a very good size and the second with a view towards Battersea Power Station. The private roof terrace is one of its most appealing features with its fantastic views of the London skyline.

Ideally located for local amenities including the shops, riverside bars, restaurants and coffee shops at the Power Station. Lambeth Council Tax. Offered immediately, furnished. Please contact us to arrange viewings.

Wandsworth Road

Approximate Gross Internal Area = 1226 sq ft / 113.8 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 16 sq ft / 1.5 sq m
 Total = 1242 sq ft / 115.3 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

These particulars are designed to provide a guideline only and cannot be relied upon as a statement of fact. The description represents the opinion of the author and is not intended to provide false or misleading information. Any prospective purchaser should make further checks on its accuracy. All measurements are approximate and floorplans are for representation only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		